

1424 Clayton St.



R
REQUIRED
PROPERTIES

1424 Clayton Street, Denver CO 80206

Price: \$1,195,000



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R
REQUIRED
P R O P E R T I E S

Investment Summary

Address	1424 Clayton Street Denver, CO 80206
County	Denver County
Units	4
List Price	\$1,195,000
Price/Unit	\$298,750
Building Size	2,585 SF
Land Size	3,888 SF
Year Built	1896
Zoning	U-RH-3A
Parking	8 Off-Street
Electricity/Gas	Master
Heating	New Furnace



Location

- Victorian charm with flexible layout
- Walking distance to City Park and Botanical Gardens
- Short drive to all of Denver's major sports stadiums
- Updated furnace and water heater

Income & Expenses

Unit Type	# of Units	Size (SF)	Current		Proforma	
			Avg Rent	Rent/SF	Avg Rent	Rent/SF
Studio	1	400	\$1,450	\$3.63	\$1,495	\$3.74
2 bed 1 bath	1	900	\$2,500	\$2.78	\$2,650	\$2.94
2 Bed 1 Bath	1	950	\$2,500	\$2.63	\$2,795	\$2.94
Studio	1	500	\$1,550	\$3.10	\$1,625	\$3.25
Income			Annual		Annual	
Scheduled Gross Rent			\$96,000		\$102,780	
Vacancy			\$4,800		\$5,139	
Gross Rental Income			\$91,200		\$97,641	
Parking			\$0		\$1,260	
RUBS			\$2,400		\$9,146	
Laundry			\$500		\$500	
Total Other Income			\$2,900		\$10,906	
Effective Gross Income			\$94,100		\$108,547	
Expenses			Annual	\$/Unit	Annual	\$/Unit
Property Taxes			\$4,185	\$1,046	\$6,578	\$1,644
Insurance			\$2,585	\$646	\$2,663	\$666
Gas			\$3,600	\$900	\$3,708	\$927
Electric			\$2,880	\$720	\$2,966	\$742
Water & Sewer			\$2,400	\$600	\$2,472	\$618
Trash			\$500	\$125	\$515	\$129
Repairs & Maintenance			\$4,000	\$1,000	\$4,000	\$1,000
Total Expenses			\$20,150	\$5,038	\$22,902	\$5,725
Expense Ratio			21.41%		21.10%	
Net Operating Income			\$73,950		\$85,646	
Cap Rate			6.19%		7.17%	



Price

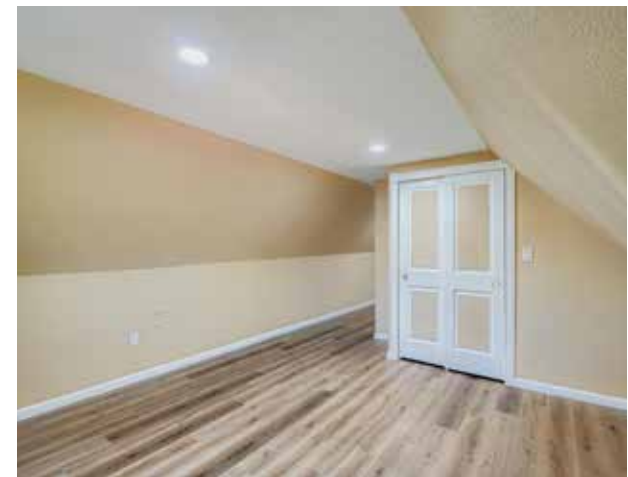
Sale Price	\$1,195,000
Price Per Unit	\$298,750
Price Per SF Building	\$462
Loan Amount (75%)	\$896,250
Down Payment (25%)	\$298,750
Interest Rate	6.25%
Amortization Years	30
Annual Debt Service (I/O)	\$56,016
Annual Debt Service (P&I)	\$66,220
Principal Reduction	\$10,502

Current NOI: \$73,950

Cashflow (I/O)	\$17,934
Cash-on-Cash Return (I/O)	6.00%
Cashflow (P&I)	\$7,730
Debt Coverage Ratio	1.12
Cash-on-Cash Return (P&I)	2.59%
Total Return (P&I)	6.10%
CAP Rate	6.19%

ProForma NOI: \$85,646

Cashflow (I/O)	\$29,630
Cash-on-Cash Return (I/O)	9.92%
Cashflow (P&I)	\$19,425
Debt Coverage Ratio	1.29
Cash-on-Cash Return (P&I)	6.50%
Total Return (P&I)	10.02%
CAP Rate	7.17%



Comparable Sales

1424 N. Clayton St.

Denver, CO 80206

Price **\$1,195,000**

Number of Units 4

Price/Unit \$298,750

Building SF 2,585 SF

Cap Rate 6.19%



**457 S. Sherman
Denver, CO 80209**

Price	\$1,200,000
Number of Units	4
Price/Unit	\$300,000
Building SF	2,800
Price/SF	\$429
Cap Rate	5.25%
Sold Date	11/5/2024



**2639 E. 12th Ave
Denver, CO 80206**

Price	\$1,555,000
Number of Units	4
Price/Unit	\$388,750
Building SF	4,388
Price/SF	\$354
Cap Rate	5.20%
Sold Date	7/10/2024



**269 S. Grant Street
Denver, CO 80209**

Price	\$1,060,000
Number of Units	4
Price/Unit	\$265,000
Building SF	2,481
Price/SF	\$427
Cap Rate	6.47%
Sold Date	1/9/2024



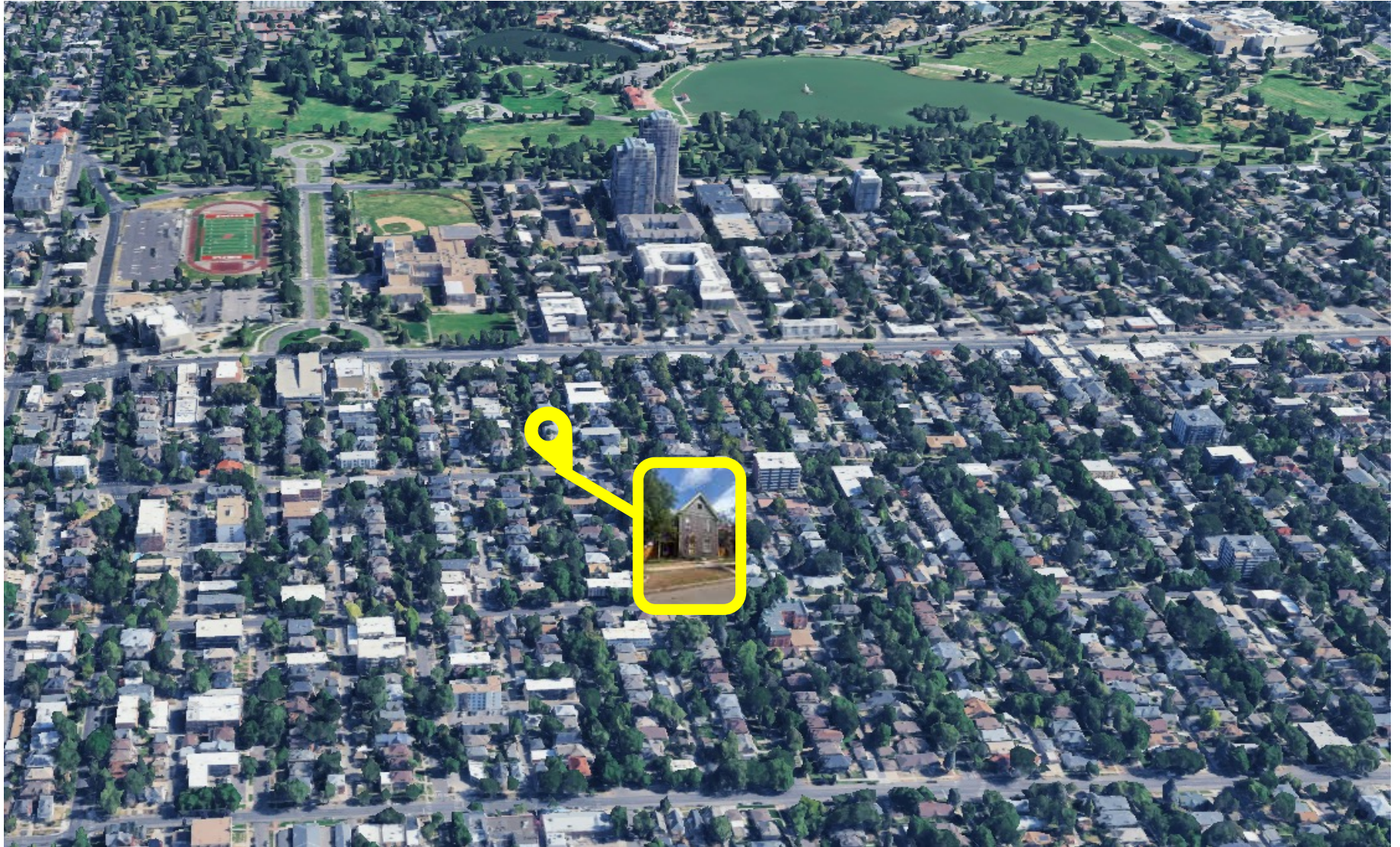
**2122 E. 13th Ave.
Denver, CO 80206**

Price	\$1,150,000
Number of Units	4
Price/Unit	\$287,500
Building SF	3,180
Price/SF	\$362
Cap Rate	5.11%
Sold Date	8/01/2025



1424 Clayton Street | Denver, CO

Location



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